



Order Filed on December 14,
2016 by Clerk, U.S. Bankruptcy
Court - District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
HELLRING LINDEMAN GOLDSTEIN & SIEGAL LLP
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One Gateway Center
Newark, New Jersey 07102-5323
973.621.9020

In Re:

SCOTT P. COWAN,

Debtor.

Case No. 16-14758 (SLM)

Chapter 7 Proceeding

Honorable Stacey L. Meisel

Hearing date: December 13,
2016 at 10:00 a.m.

ORDER AUTHORIZING RETENTION OF PROMINENT
PROPERTIES SOTHEBY'S INTERNATIONAL REALTY AS
REALTOR FOR THE TRUSTEE

The relief set forth on the following page is ORDERED.

DATED: December 14, 2016

A handwritten signature in cursive script, reading "Stacey L. Meisel".
Honorable Stacey L. Meisel
United States Bankruptcy Judge

Upon the applicant's request for authorization to retain Prominent
Properties Sotheby's International Realtor as realtor, it is hereby ORDERED:

1. The applicant is authorized to retain the above party in the professional capacity noted.

The professional's address is: 90 County Road
Tenaflly, New Jersey 07670-1855

2. Compensation will be paid in such amounts as may be allowed by the Court on proper application(s).
3. If the professional requested a waiver as noted below, it is ☐ Granted ☐ Denied.
☐ Waiver, under D.N.J. LBR 2014-2(b), of the requirements of D.N.J. LBR 2016-1.
☐ Waiver, under D.N.J. LBR 2014-3, of the requirements of D.N.J. LBR 2016-1 in a Chapter 13 case. Payment to the professional may only be made after satisfactory completion of services.
4. The effective date of retention is the date the application was filed with the Court.
5. If the debtor or his spouse makes an offer acceptable to the Trustee under his business judgment to purchase the property located at 35 Prescott Street, Demarest, New Jersey (the "property"), within two (2) weeks of the entry of this Order, then the 5% commission to the realtor shall be waived as to such offer; however, any such offer shall include payment to the realtor out-of-pocket costs and expenses. After the aforementioned two-week period has expired, the 5% realtor commission shall apply to all purchasers, including the debtor and his spouse.
6. The Trustee, in his business judgment, has the authority to determine how to market the property, including, but not limited to, placing a "for sale" sign on the property. The Trustee reserves the right to enforce his authority to market the property as he sees fit.

Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Scott P. Cowan
DebtorCase No. 16-14758-SLM
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 2

Date Rcvd: Dec 14, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 16, 2016.

db Scott P. Cowan, 35 Demarest St., Demarest, NJ 07627
aty +Scura, Wigfield, Heyer & Stevens, LLP, 1599 Hamburg Turnpike, POB 2031,
Wayne, NJ 07474-2031Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 16, 2016

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 14, 2016 at the address(es) listed below:

Benjamin A. Stanziale, Jr. on behalf of U.S. Trustee United States Trustee
trustee@stanzialelaw.com, nj45@ecfcbis.com

Benjamin A. Stanziale, Jr. on behalf of Trustee Benjamin A. Stanziale, Jr.
trustee@stanzialelaw.com, nj45@ecfcbis.com

Benjamin A. Stanziale, Jr. trustee@stanzialelaw.com, nj45@ecfcbis.com

Brian Gregory Hannon on behalf of Creditor Susan A. Cowan bhannon@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;l84grandno@gmail.com

Daniel E. Straffi on behalf of Creditor George Gwin dstraflil@comcast.net,
G25938@notify.cincompass.com

Daniel E. Straffi on behalf of Creditor Joanne Gwin dstraflil@comcast.net,
G25938@notify.cincompass.com

David E. Sklar on behalf of Defendant Scott P. Cowan dsklar@scuramealey.com,
ecfbkfilings@scuramealey.com;cbalala@scuramealey.com;ascolavino@scuramealey.com

David L. Stevens on behalf of Debtor Scott P. Cowan dstevens@scuramealey.com,
cbalala@scuramealey.com;ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;ascolavino@scuramealey.com

Denise E. Carlson on behalf of Creditor M&T BANK dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com

Erin Marie Greene on behalf of Plaintiff Division of Consumer Affairs
erin.greene@lps.state.nj.us

Jeanette F. Frankenberg on behalf of Creditor Cenlar FSB as servicing agent for Lakeview Loan
Servicing, LLC cmecf@sternlav.com

Jerrold S. Kulback on behalf of Creditor Fulton Bank of New Jersey jkulback@archerlaw.com,
mfriedman@archerlaw.com

John R. Morton, Jr. on behalf of Creditor Ford Motor Credit Company, LLC
mortonlaw.bcraig@verizon.net, donnal@mortoncraig.com;mhazlett@mortoncraig.com

Karl J. Norgaard on behalf of Creditor Susan A. Cowan knorgaard@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;l84grandno@gmail.com

Mark J. Molz on behalf of Plaintiff Patricia Bollman molzlaw@aol.com

Mark J. Molz on behalf of Plaintiff Maureen Molz molzlaw@aol.com

Mark J. Molz on behalf of Plaintiff Mark J. Molz molzlaw@aol.com

Mark J. Molz on behalf of Creditor Mark J. Molz molzlaw@aol.com

Patricia A. Staiano on behalf of Trustee Benjamin A. Stanziale, Jr. pstaiano@hlgsllaw.com,
pstaiano@hlgsllaw.com

Travis L. Kreiser on behalf of Creditor Shore Fasteners & Supply Inc.
travis.kreiser@verizon.net

United States Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 21